

2 Proposed Action

This section presents information on the Army's RCI and Fort Belvoir's proposed action under that initiative. Section 2.1 summarizes the proposed RCI action at Fort Belvoir and describes the Army RCI generally and the legislative authorities in detail, while Section 2.2 describes how the CDMP would be implemented at Fort Belvoir during the initial development period. A summary of the CDMP is provided in Appendix A. Implementation of the proposed action, as described in Section 2.2, is Fort Belvoir's preferred alternative for privatization of family housing. Alternatives are discussed in Section 3.0.

2.1 Residential Communities Initiative

Consistent with MHPI authorities, the Army proposes to transfer responsibility for providing housing and ancillary supporting facilities to a partnership between the Army and a private development entity. This partnership will be known as the Fort Belvoir Residential Communities, LLC (FBRC), a limited liability company. As its private sector partner, Fort Belvoir has selected Clark Pinnacle Family Communities, which is a joint venture between Clark Realty Capital, LLC, and Pinnacle Realty Management Company that was formed to develop and manage military housing. Fort Belvoir is working with its selected RCI partner to develop the CDMP that will implement the MHPI at Fort Belvoir. Development of the CDMP is an iterative process that is fine-tuned to meet Fort Belvoir's needs for attaining affordable, quality housing and other facilities as well as reducing any potential environmental impacts. A summary of the CDMP is provided in Appendix A.

Implementation of the CDMP would require FBRC to operate and maintain all family housing for a period of 50 years, as well as to construct, operate, and maintain ancillary supporting facilities. FBRC will systematically redevelop (demolish and replace) or rehabilitate all existing family housing for soldiers and their families on the installation.

Historic homes that are economically feasible for rehabilitation to meet RCI requirements for modern family housing will be rehabilitated (and some others will be rehabilitated to preserve examples of building types), but some historic housing will be demolished. Actions affecting historic family housing will be undertaken in accordance with an agreement document being developed with the Virginia State Historic Preservation Officer (SHPO) and other consulting parties.

In accordance with the CDMP, the Army proposes to convey to FBRC all 2,070 existing family housing units, located on 548 acres, along with selected parcels of previously disturbed land (82 acres) for construction of "swing space" housing and a recreation center. Fort Belvoir also will make additional disturbed land and existing buildings available to FBRC for temporary construction support and long-term property management facilities. Upon completion of redevelopment and rehabilitation, the total number of family housing units will not differ from the current inventory of 2,070 units. (Details are provided in Section 2.2.)

Specifically, the Army proposes to:

- Convey 2,070 existing family housing units and 11 detached garages in twelve existing villages to FBRC, to be either rehabilitated or demolished and replaced. Upon transfer, FBRC will assume responsibility for all family housing operations at Fort Belvoir. Of the 211 buildings in the housing villages that are eligible for listing on the National Register of Historic Places, 73.5 percent will be rehabilitated and 26.5 percent will be demolished and replaced. All of the other housing buildings will be demolished and replaced, except for 270 recently renovated housing units in Dogue Creek (see Sections 2.2.1.3 and 4.8).
- Provide FBRC with a 50-year land lease of the land underlying these housing villages, which totals approximately 548 acres² and is 85.5 percent of the land area defined for troop and family housing use by the 1993 Master Plan. At the Army's option, the term of the ground lease could be extended for an additional 25 years.
- Provide a 50-year land lease, which could be extended by another 25 years, for two additional parcels of land (approximately 77 acres and 5 acres) as described below, all or part of which had been previously developed but are currently vacant, to construct new family housing units and ancillary supporting facilities.
- The total acreage to be leased in all of these parcels would be approximately 630 acres. Figure 2-1 (Site Plan) shows the location of all the current and future housing villages and Figures 2-2 through 2-14, at the end of Section 2.0, depict the conceptual designs for the individual villages.
- The 77-acre parcel in the interior of the South Post, bounded by the South Post golf course on the north, Gunston Road on the west, Belvoir Road on the east and partially by 12th Street on the south, is currently designated for community facilities, industrial and outdoor recreation use in the 1993 Master Plan. The new village to be built on this parcel is referred to as "New South Post Village" in this EA.
- New South Post Village will be used as "swing space" during the rehabilitation and redevelopment process. This parcel will be developed first, to allow families in existing housing to move into new housing while reconstruction or rehabilitation work occurs in existing housing areas. The process of moving families from existing to new or rehabilitated housing through the use of "swing space" will be progressive and will occur over a period of several years.
- Four existing non-housing buildings (1001, 1021, 1022 and 1029) on this parcel would be transferred for demolition. The Comcast satellite dishes (at Building 1029) currently located on the industrial-use portion of the parcel would either be relocated or replaced by underground cable, which is yet to be determined by Comcast and the installation.
- As part of the development of New South Post Village, a new community recreation center will be built on a 5-acre parcel adjacent to New South Post Village, across 12th Street from the Belvoir Chapel.

² Exact boundaries and acreage of the RCI parcels to be leased will be determined by a survey of metes and bounds. As discussed in later sections, currently undeveloped portions of some of these study parcels that are not needed for future housing or ancillary facilities are expected to be removed from the parcels to be transferred by the metes and bounds survey.

- In addition, Fort Belvoir will make approximately 26 acres of previously disturbed land and several existing buildings (766, 1126, 1144 and 1436) available by lease to FBRC for long-term property maintenance and property management office space, as well as for short-term construction assembly, staging and equipment storage areas (see Figure 2-1). However, these facilities and land areas will not be included in the 50-year ground lease and may be reclaimed for another use by the installation in the future.
- Existing family housing inventory at Fort Belvoir is 2,070 units. During the initial development period as evaluated in this EA, implementation of the CDMP would include demolishing approximately 1,630 units, constructing approximately 1,630 new units, rehabilitating approximately 170 historic units, and maintaining 270 recently renovated units in Dogue Creek Village, to provide an end state inventory of about 2,070 units; revising the mix of family housing to better meet current military family requirements; addressing the housing deficit of 4-bedroom units; providing garages and other amenities; and improving the landscaping, parks, and playgrounds within the villages.

Although the housing inventory will not increase, the additional land (New South Post Village) is needed as part of the project not only for “swing space” housing but also because, after redevelopment, some of the villages will contain fewer housing units than the existing villages do. New homes will be larger and consist of a mix of detached houses, townhouses and duplexes; there will be no apartment-style buildings. Redeveloped villages will have additional common-use green spaces, in keeping with new urbanism concepts, and stormwater management facilities where existing villages do not provide those, as well as new community centers in some neighborhoods.

The strategy for Fort Belvoir’s historic neighborhoods is to retain and rehabilitate all housing from the 1930s Colonial Revival Plan for the development of Fort Belvoir; to retain and rehabilitate examples of the 1920s wood-frame “temporary” housing; and to remove the remaining 1920s housing and the 1940s housing in Rossell Village, in order to allow redevelopment of housing villages within the limited land areas currently available. Of the 211 historic buildings (256 housing units and 11 garages), 155 buildings (144 housing units and 11 garages) in Belvoir, Gerber, Park, and Jadwin Villages will be retained and rehabilitated, while 56 buildings (86 housing units) in Rossell, Park, and Jadwin Villages will be demolished. In all, 73.5 percent of the historic buildings will be retained and rehabilitated, while 26.5 percent of the historic buildings (those that have been determined to be economically or physically unsuitable for rehabilitation, based on their condition and siting constraints) will be demolished.

Demolition and alteration of historic buildings and appropriate mitigation measures will be performed in accordance with a Programmatic Agreement concerning treatment of historic properties that is being developed with the Virginia SHPO and other consulting parties. (Details are provided in section 2.2.1.3, Section 4.8 and Appendix F.)

The Initial Development Plan of the CDMP would be implemented over an 8-year period beginning after notice to proceed is received in fall 2003. The FBRC partnership is expected to assume ownership of existing housing in December 2003. Construction of “swing space” housing on the vacant 77-acre parcel is expected to begin in the first quarter of calendar year 2004. New housing units would be constructed on the vacant parcel before the existing occupied housing units are demolished or rehabilitated, to provide a pool of “swing space”

housing that would prevent a housing shortage during construction and rehabilitation. Some families would have to move as a result of construction and rehabilitation activities, but moving families off-post is not expected. The RCI project will cover expenses of on-post moves, if any, that are required by the RCI project (Bromelkamp, personal communication, May 2003).

Current housing market studies (Neihaus, 2002) reveal that additional family housing for soldiers and their families over and above the current inventory is needed at Fort Belvoir. In this connection, several new parcels of land were tentatively identified for study and possible future development. After careful consideration of input received during the public and agency scoping process; however, the Army has decided to limit its proposed action to replacement and rehabilitation of the current housing stock at Fort Belvoir.

Therefore, this EA will only evaluate parcels corresponding to those designated for family housing under the current (1993) Fort Belvoir Real Property Master Plan and that currently contain housing villages (with some of the parcels expanded slightly to facilitate improved layout of those villages), the “swing space” parcel and recreation center parcel identified above, and the disturbed land and existing buildings to be used for construction support facilities, housing maintenance and offices. The land identified for potential additional housing at the public scoping session held in January 2003 is no longer part of the proposal. The current proposed action provides sufficient land for the Fort Belvoir RCI partnership to maintain and upgrade the current housing inventory and to meet the essential goals of the RCI project, as described in Section 1.2.2.

As part of the process of updating the Master Plan, the Army and Fort Belvoir will continue to attempt to identify additional land that could potentially be transferred to the RCI partnership for building additional housing, up to the levels identified by the then-current housing market analysis. Any parcels of land deemed suitable for additional housing will be designated as such in the updated Real Property Master Plan. Depending upon the availability of new parcels, the Fort Belvoir RCI partnership will consider the commercial feasibility of constructing additional housing on Fort Belvoir, environmental commitments made by the Army and Fort Belvoir and other relevant information, before determining whether or not to construct any additional housing.

Fort Belvoir and the Army will await the updated Master Plan and the Master Plan EIS, which are due to be completed in 2004, and will perform any additional site-specific NEPA analysis as may be appropriate, before making any decisions on transfer of any additional parcels (newly-designated for future family housing by the updated Master Plan) to the Fort Belvoir RCI partnership for development of additional housing.

2.1.1 Army RCI Procedures

The MHPI grants DoD and the Military Services new authorities for obtaining family housing and ancillary supporting facilities. The essence of the authorities is that they comprehensively allow access to private sector financial and management resources for the improvement, construction, operation, and maintenance of family housing. The Army is implementing the MHPI through its RCI program. The Army intends to put RCI into effect at individual installations or, in some instances, at clusters of installations that are in close proximity to each other.

The goal of the Army RCI, simply stated, is to provide affordable, quality housing for military families. Implementation of an RCI project, however, is complex. Projects typically involve large numbers of family housing units and they represent sizable financial stakes for both the private sector developer and the Army. Moreover, project implementation is complex because of the considerable amount of planning, coordination, and oversight that must occur among diverse functions such as engineering, finance, real estate, housing management, law, and others, including the local community.

An RCI project normally addresses an installation's entire inventory of family housing. It might also address required ancillary supporting facilities such as community centers, neighborhood playgrounds, housing offices, and maintenance facilities. An RCI project typically has eight major steps:

1. Decision to Participate in the Army RCI. The initial decision about whether an installation will participate in the Army RCI rests with the Installation Commander. The Commander's decision can be influenced by many considerations. These extend to matters such as the general condition and availability of family housing for military personnel assigned to the installation, the number of personnel on waiting lists for family housing, the length of time required to obtain family housing, and private sector housing costs near the installation. A Commander's decision to participate in the initiative does not necessarily mean that an RCI project will ultimately occur; rather, it means that planning for the project may proceed.

2. Preliminary Determination of Requirements. An RCI project has five very visible components: (1) construction of new housing, (2) demolition of existing housing that is obsolete or beyond economical repair or rehabilitation, (3) renovation of housing, (4) provision of ancillary supporting facilities, and (5) operation and maintenance of the housing inventory. Upon an installation's entry into the Army RCI, information to support decisions about requirements for each component must be gathered and verified. Also, suitable locations may have to be identified for siting of new housing or ancillary supporting facilities.

To help reach these preliminary determinations, the Installation Commander initiates several studies and reports. Among these are a Report of Availability (identification of areas that might be leased to a developer/private sector entity, referred to as the Development Entity), an Environmental Baseline Survey (examination of potential contamination at the proposed lease site), and DA Form 337 (identification of buildings and improvements that might be conveyed to the Development Entity as part of the CDMP). The Installation Commander may begin analysis of potential environmental effects at this early stage of the project's planning. Other studies that might also be initiated include a Housing Market Analysis and engineering studies pertaining to utility capacity, soil testing, and boundary delineation. For RCI projects involving housing eligible for listing in the National Register of Historic Places, the Installation Commander will initiate consultation under Section 106 of the National Historic Preservation Act. In all cases, the Installation Commander initiates coordination with local school districts to ensure local officials' ability to plan for and accommodate children's educational needs.

3. Two-Step Request for Qualifications. The Army RCI Project Office, located within Headquarters, Department of the Army, oversees a two-step Request for Qualifications

solicitation (RFQ). Step 1 of the RFQ identifies potential Development Entities who are highly qualified with respect to experience, financial capability, organization (corporate level), past performance, and small business utilization (general history). Offerors meeting these requirements comprise an exclusive competitive range. In Step 2 of the RFQ process, an installation's Development Entity is selected based on its installation-specific preliminary concept, financial return, organizational capabilities, and small business plan. Clark Pinnacle Family Communities was selected as the Development Entity at Fort Belvoir in September 2002.

4. Negotiation of the Community Development and Management Plan (CDMP).

Requirements for new construction, demolition, renovation, and ancillary supporting facilities, as well as future operation and maintenance of family housing, are identified and agreed upon through negotiations between an installation and its Development Entity. It is during this planning and negotiating process that a variety of options or alternatives for family housing (e.g., housing sites and housing densities) and ancillary supporting facilities (e.g., types of facilities and possible locations) are considered and some are dismissed for cost, financial, or other reasons. During this time, the NEPA analysis is conducted and coordinated with development of the CDMP. Through this coordination, some potential alternatives are also dismissed because of environmental concerns, while any remaining environmental issues are considered and appropriate mitigation measures identified.

Throughout development of the CDMP, the Army evaluates the Development Entity's approaches to various issues bearing on environmental stewardship. These include matters affecting potential savings with respect to energy conservation, recycling (both during demolition and construction and during later home ownership), natural landscaping and vegetative cover, and similar "smart" building and operational practices. The resulting CDMP contains all the details of the RCI project, including all work to be done, financing arrangements, and schedules.

5. Approval of the CDMP. The Installation Commander submits the negotiated CDMP through command channels to Headquarters, Department of the Army, for concurrence. The CDMP is then submitted to DoD for review, with notification provided to the Congressional committees responsible for MHPI oversight. This process authorizes the installation's access to the Family Housing Improvement Fund, a revolving fund established for the MHPI, as well as the installation's use of the MHPI's authorities as set forth in the negotiated CDMP.

6. Ratification of the CDMP. Based on DoD's approval of the use of statutory authorities and the revolving fund, the Army and the Development Entity sign the CDMP. Analysis of potential environmental effects in accordance with NEPA is completed prior to approving (signing) the CDMP.

7. Implementation of the CDMP. The CDMP is implemented in accordance with its terms.

2.1.2 Legislative Authorities

The scope of an RCI project is determined primarily by analysis of the condition of existing housing and consideration of additional housing requirements to address the installation's deficit of affordable, quality housing. These factors drive the amount of new construction, demolition, and rehabilitation and the number of ancillary supporting facilities needed at an

installation. Negotiation of the CDMF includes selection of the appropriate legislative authorities to support fulfillment of the installation's family housing needs. These provisions give the Army and its Development Entity exceptional flexibility to create successful business arrangements for the benefit of military personnel and their families. The authorities (with their U.S. Code citations) are summarized below.

2.1.2.1 Direct Loans

The Army may make direct loans to persons in the private sector to provide funds for the acquisition or construction of housing suitable for use as military family housing (10 U.S.C. 2873(a)(1)). However, use of this authority is not envisioned at Fort Belvoir.

2.1.2.2 Loan Guarantees

The Army may guarantee a loan to any person in the private sector if the proceeds of the loan are used to acquire or construct housing units suitable for use as military family housing (10 U.S.C. 2873(b)). However, use of this authority is not envisioned at Fort Belvoir.

2.1.2.3 Investment in Nongovernmental Entities

The Army may make investments in nongovernmental entities carrying out projects for the acquisition or construction of housing units suitable for use as military family housing. Such an investment may include a limited partnership interest, a purchase of stock or other equity instruments, a purchase of bonds or other debt instruments, or any combination of such forms of investment (10 U.S.C. 2875(a), (b)). However, use of this authority is not envisioned at Fort Belvoir.

2.1.2.4 Differential Lease Payments

Pursuant to an agreement to lease military family housing, the Army may pay the lessor an amount in addition to the rental payments made by military occupants to encourage the lessor to make the housing available to military service members (10 U.S.C. 2877). However, use of this authority is not envisioned at Fort Belvoir.

2.1.2.5 Conveyance or Lease of Existing Property and Facilities

The Army may convey or lease property or facilities, including ancillary supporting facilities, to private persons for the purposes of using the proceeds to carry out activities under the initiative. (10 U.S.C. 2878)

2.1.2.6 Interim Leases

Pending completion of a project under the initiative, the Army may provide for the interim lease of completed units. The term of the lease may not extend beyond the project's completion date. (10 U.S.C. 2879)

2.1.2.7 Conformity with Similar Local Housing Units

The Army will ensure that the room patterns and floor areas of military family housing units acquired or constructed under the initiative are generally comparable to the room patterns and floor areas of similar housing units in the local housing market area. Space limitations by pay grade on military family housing units provided in other legislation will not apply to housing acquired under the initiative. (10 U.S.C. 2880(a), (b))

2.1.2.8 Ancillary Supporting Facilities

Any project for the acquisition or construction of military family housing under the initiative may include the acquisition or construction of ancillary supporting facilities. (10 U.S.C. 2881)

2.1.2.9 Lease Payments through Pay Allotments

The Army may require military personnel who lease housing acquired or constructed under the initiative to make lease payments by allotments from their pay. (10 U.S.C. 2882(c))

2.2 Implementation of the Proposed Action

The proposed CDMP will include a number of actions to be undertaken by FBRC and Fort Belvoir. This EA focuses on the principal action of the RCI partnership: managing and systematically redeveloping or rehabilitating all existing military family housing (2,070 housing units) on the installation that will occur within the first 8 years (2004 through 2012) of the implementation of the CDMP. This is the period covered by the Initial Development Plan of the CDMP, which will be followed by operation and maintenance and continuous upgrading of all housing units over the 50-year course of the lease. This section presents an overview of this period of the CDMP. A summary of the CDMP is provided in Appendix A.

The CDMP proposes to make improvements in new and existing housing that will “practically integrate human habitat and a healthy natural environment, so that the long-term use and viability of the homes and the overall residential communities will be enhanced and preserved.” Guiding principles for the composition of neighborhoods and villages are to:

- Create an enhanced connectivity between housing areas, schools, community, and recreational facilities
- Provide a usable, functional, and integrated open-space network between and throughout all villages
- Provide a “social infrastructure” through the development of community and recreational facilities
- Establish street systems that reduce pedestrian / automobile conflicts
- Design “walk-able” communities and reduce car dependency

Environmental stewardship is a critical component of the strategy for constructing new homes at Fort Belvoir and for operating and maintaining all the homes over the long term. FBRC will provide representatives to the installation’s Environmental Quality Control Committee (EQCC).

Site planning will respond to the following environmental principles:

- Housing villages will be designed to respect the existing natural systems of topography, vegetation and drainage. Development on slopes greater than 15 percent will be minimized to reduce erosion and its corresponding effect on water quality. To the maximum extent practicable, riparian areas will be preserved in forest vegetation to

protect water quality and maintain valuable wildlife habitat; natural stream channels will be protected and maintained; and wetlands will be avoided.

- The existing street and utility infrastructure will be re-used where practical. Where the land plan requires, new utility mains will be built in conjunction with the infill roads and tied into the existing mains at street intersections.
- Existing landscape will be preserved to the extent practicable. The new infill neighborhoods are carefully planned to be integrated and placed into their natural surroundings, to use and connect with existing infrastructure and to preserve existing grand trees, where possible. An effort will be made to retain existing trees within the villages. The plan also promotes the planting of new trees and utilizes large shade trees along paved streets to reduce the heat-island effect.
- The landscape will use primarily native plants, shrubs, and trees, and will avoid monocultures, such as the use of single tree species, on a site.
- A stormwater management system will be designed to handle both quantity and quality of storm water runoff, using best management practices to control and disperse stormwater onsite. In some villages, bioretention swales planted with grasses, shrubs, and other wet-soil adaptive species, will serve as a natural stormwater management system and double as wildlife habitat that is integrated into the surrounding neighborhood.
- Best management practices will be employed in the use and conservation of energy and water. New construction will use standard energy-efficient techniques for the walls, roofs, and windows. Rehabilitation work will use energy-efficient components to replace old systems, where appropriate. As villages are rebuilt or rehabilitated, existing furnaces and hot water heaters that currently use fuel oil will be replaced by natural-gas heating systems. Heating and ventilation systems will be installed that have been designed to meet ENERGY STAR® standards.
- Demolished building materials will be recycled to the extent practicable, to minimize disposal in construction debris landfills.
- Community design will reduce the dependency on the car. With houses that front the street, private driveway systems that direct parking in specific areas and public open spaces, the neighborhood becomes a pedestrian-friendly community. Sidewalks, bicycle paths, and nature trails provide opportunity for travel throughout the site without a car. Villages are planned for no more than a 5-minute walk from center to edge, with tot lot and play areas that are planned for a 2-1/2 minute walk from any home, to encourage convenience and pedestrian activity.
- The sense of community will be heightened with improved and linked open spaces, strategic tree locations, trail systems, activity areas and street layouts to enhance the quality of outdoor life. The plan for open spaces has been designed to encourage safe use of parks, village squares, bike/jogging paths, and playgrounds that are integrated with the natural terrain of each village.

- The existing built and nonbuilt landscapes will be accessed and integrated with the new landscapes.

In accordance with Army policy concerning sustainable design and development, the RCI project at Fort Belvoir will be designed to attain a “Gold” rating on the Sustainable Project Rating Tool (SpiRiT). The design and stewardship principles described above and the way the project has sought input from military families, will help the project toward that goal.

SpiRiT is a self-assessing system, used by the Army Corps of Engineers and based on the U.S. Green Building Council's Leadership in Energy and Environmental Design Rating System 2.0™ (LEED 2.0). It provides a checklist, strategies and scores to help Army facilities meet the needs of current and future missions in a sustainable, cost-effective and environmentally friendly manner. Points are earned for sustainable siting, water efficiency, energy efficiency, reducing air emissions, conserving and recycling materials, indoor air quality, engaging stakeholders in the design process, and designing for both current and future uses or reuse.

A “Bronze” rating is the minimum target score in the tool, but the Army expects all current and future RCI projects to get a “Gold” rating. The SpiRiT rating tool is intended to be used throughout the design process, to guide the project towards a sustainable solution, as well as to score and rate the resulting facility when completed. At the conclusion of the RCI project, either the Army's project team or an independent review panel will use SpiRiT to determine the project's rating level.

The RCI project team will incorporate applicable strategies into the planning, design and engineering of family housing neighborhoods. In the categories applicable to housing, FBRC will meet all minimum requirements and will go beyond the minimum requirements in order to achieve the “Gold” rating.

2.2.1 Community Development and Management Plan Provisions

2.2.1.1 Lease of land

Fort Belvoir will grant FBRC a 50-year ground lease of the approximately 548 acres in 12 parcels currently designated and used for family housing. Fort Belvoir also will grant a 50-year ground lease for two additional parcels of approximately 81 acres for siting of new family housing and ancillary supporting facilities to be constructed, operated, and maintained by FBRC. The term of the lease could be extended by another 25 years.

Lease of these parcels will be subject to several conditions imposed by the Army. The lease will be subject to all existing easements, or those subsequently granted, as well as established access routes for roadways and utilities located, or to be located, on the premises.

The ground lease to be granted to the LLC is expected to include clauses such as:

- Requiring FBRC to comply with all applicable Federal, State and local environmental laws and regulations and, insofar as is practicable, with installation environmental plans and policies that are not otherwise based on law or regulation. The Army would have the right to periodically inspect the premises for compliance with environmental, health

and occupational safety laws and regulations, whether or not the Army is responsible for enforcing them.

- Prohibiting FBRC from storing hazardous wastes (above those quantities generated in routine operations) or taking any actions that would cause irreparable injury to the land.
- Prohibiting FBRC from discharging waste or effluent from the premises in such a manner that the discharge would contaminate streams or other bodies of water or otherwise become a public nuisance or violate any applicable water quality standard or permit provision.
- Requiring FBRC to abide by the terms of an agreement document regarding treatment of historic properties that the Army is developing with the Virginia SHPO and other consulting parties.
- Prohibiting FBRC from removing or disturbing, or causing or allowing to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items would be discovered, FBRC would be required to immediately notify the Installation Commander or his designated representative and to make every reasonable effort to protect the site and the material from further disturbance until the Army gives clearance to proceed.
- Requiring FBRC to maintain all soil and water conservation structures and to take appropriate measures to prevent or control soil erosion within the premises. These measures would be addressed in permits (e.g., CWA Section 404) and in Storm Water Pollution Prevention Plans (SWPPP) prepared before ground-disturbing activities begin.
- Prohibiting FBRC from cutting timber, conducting mining operations, removing sand, gravel, or kindred substances from the ground or in any manner substantially changing the contour or condition of the premises, beyond normal construction and development activities as contemplated by the CDMP, except as authorized by the Army.

In recognition of the fact that FBRC will be a private legal entity, the ground lease is expected to provide that FBRC will apply for environmental permits, as appropriate, for FBRC's activities including both the construction and the maintenance and operation of family housing. FBRC will provide the Army with copies of all correspondence with regulatory agencies, all environmental permit applications, and all permits received (personal communication, Gillett and Connor, June-July 2003).

During the transition period (after the CDMP is approved and before turnover of housing), FBRC will develop an Environmental Management Plan (EMP), in consultation with the Fort Belvoir and the Army, as required by the ground lease. The EMP will discuss the environmental aspects of construction and management of the project and will address spill response procedures and reporting requirements. Related plans that may be incorporated into the EMP, or may be developed separately if they are site- or project-specific, include but

are not limited to sediment and erosion control plans, recycling plan, pesticide management plan, and hazardous materials/demolition and abatement plan.

2.2.1.2 Existing Family Housing Areas

Existing family housing at Fort Belvoir is grouped into twelve distinctly identifiable housing areas, which are located throughout the cantonment area of Fort Belvoir and occupy about 465 developed acres. The majority of the housing areas are in the eastern portion of Fort Belvoir's South Post; Lewis Heights Village and Woodlawn Village are in the eastern portion of North Post (Figure 2-1).

Table 2-1 shows the dates of construction of existing housing units, types of buildings and the range of sizes. (See section 2.2.1.3 for a comparison of existing and proposed new housing.)

TABLE 2-1
Existing Family Housing Construction Types and Size

Village	Year Built	Type/Style/Construction	Number of Units	Size (sq ft)
Belvoir	1934-35	Single-family (brick)	59	3,295 – 7,262
Belvoir	1950	Single-family (brick)	2	2,653 – 3,045
Colyer	1950	Wherry multi-family (brick)	24	1,530
Colyer	1960	Capehart rowhouse (brick)	68	1,296
Dogue ¹	1956 ²	5 units/building (brick)	270	1,137 – 1,264
Fairfax	1960	Capehart duplex (brick)	148	1,458
George Washington	1960	Capehart duplex (brick)	244	1,296
Gerber ²	1933	Single-family (brick)	4	2,237
Gerber	1930-34	Single-family (brick)	60	2,237
Gerber	1939	Duplex (brick)	12	1,548
Jadwin	1920-21	Single-family (frame)	20	1,809 – 2,374
Jadwin	1940	5 units/building (brick)	25	2,541
Lewis Heights	1958	Wherry (4-12 units/building)	428	(not available)
Park	1920-21	Single-family (frame)	14	1,809 – 2,252
River	1960	Capehart duplex (brick)	188	1,467
Rossell	1947-48	Duplex (brick)	60	1,849 – 2,089
Woodlawn	1980-81	Duplex/Quadruplex	444	1,452 – 2,073

1. Major renovations 2002-2003

2. Units 500-503 on 23rd Street are located between Gerber and Fairfax Villages. They are grouped with Gerber Village in this EA, because they are similar to the Gerber Village units and are included in the Historic District, while the houses in Fairfax Village are not.

Existing Villages on North Post

A noteworthy feature of the North Post is the Jackson Miles Abbott Wetland Refuge, a large environmental preserve that forms part of a wildlife corridor linked to Fairfax County's Huntley Meadows Park. The North Post also contains extensive community facilities including the Commissary, Post Exchange and Fort Belvoir Elementary School.

Lewis Heights Village

Lewis Heights is located to the north of Route 1. Lewis Heights contains 428 Wherry housing units built in 1958, consisting of brick, garden-style apartment buildings located along Kimbro Loop, Knight Street, and Meeres Road. Buildings are made up of one-, two-, three-, and four-bedroom units. Fort Belvoir Elementary School and the North Post Child Development Center are located to the north and northeast of the housing area. The eastern edge of the village is bounded by a wooded area and a drainage feature that runs along the boundary between Fort Belvoir and the historic Woodlawn Plantation. Military housing units and one tot lot in Lewis Village are visible from the Woodlawn Plantation entry drive, parking lot, maintenance road, and from some points of view on the lawn, gardens and the mansion. The most visible elements are the housing gable ends, which are painted white and are visible through the trees and the brightly-colored tot lot. The Alexandria Society of Friends-Religious Society of Friends Meeting House (also known as Woodlawn Meeting House) is located to the southwest of Lewis Heights. Lewis Heights Village is located within the Woodlawn Historic Overlay District established by Fairfax County's zoning ordinance, which was based on several historic resources including Woodlawn Plantation and the Meeting House (see Sections 4.2 Land Use and 4.8 Cultural Resources for discussion).

Woodlawn Village

Woodlawn Village is located to the north of Pole Road and east of the Jackson Miles Abbott Wildlife Refuge. The village is outside the gates of North and South Post, but it is fenced and entrance is controlled. It is made up of 444 two- and four-bedroom housing units in duplex and quadruplex buildings, built in 1980-81. The houses are sited on small courts off of Plantation Drive. There is an open area running through the middle of the village. Woodlawn Village has housing set aside for Navy and Coast Guard personnel assigned in the National Capital Region. The rest of Woodlawn Village, along with the other housing areas on Fort Belvoir, is available to Army personnel assigned in the National Capital Region or to personnel of any military service assigned to Fort Belvoir.

Existing Villages on South Post

South Post contains the administrative core of Fort Belvoir, along with retail and community facilities and Dewitt Army Hospital, and is anchored by the post core, including the Fort Belvoir Historic District. Ten of the existing villages are located on South Post. Some of the villages are convenient to community facilities, while others are relatively isolated from them.

Belvoir Village

Belvoir Village is located in the southeast portion of the post near the Potomac River and consists of 61 units for senior officer housing. Belvoir Village is within Fort Belvoir's Historic District and these houses are eligible for listing on the National Register of Historic Places as contributing elements to the Historic District (see section 4.8). The majority of the houses are located along Belvoir Road, Mason Drive, Woodlawn Drive and Fairfax Drive. These units

were built in 1934-1935 and consist of 59 four- and five-bedroom, brick single family homes. Belvoir Village also includes two smaller brick homes that were built in 1950, isolated from the rest of the village at the bottom of Patrick Road and overlooking the Potomac River. Streets in Belvoir Village are lined with mature trees and most houses back to wooded areas. There is a large open area between Mason and Woodlawn Drives with a tennis court and a playground. The Officers Club is located at the eastern side of Belvoir Village, and is accessed by the housing area's roads, but it is not included in the parcel to be leased to FBRC.

Gerber Village

Gerber Village is located in the middle of the southern portion of the post. The houses are located on Gunston Road, Middleton Road, and 18th, 19th, 20th and 21st Streets. Gerber Village is within Fort Belvoir's Historic District and all of the houses and garages are eligible for listing on the National Register of Historic Places as contributing elements to the Historic District (see Section 4.8). Gerber Village is made up of three types of houses. Sixty of the units are single family, four-bedroom brick homes built between 1931 and 1933. Four three-bedroom, brick houses that were built in 1933-34 are located on 23rd Street between the rest of Gerber Village and Fairfax Village. The remaining 12 units are three-bedroom brick duplexes that were built in 1939. Gerber Village is adjacent to administrative offices and educational buildings to the south and east. North of the village is a swimming pool and a Fire Station. To the west of the village, separated by a thin strip of trees and a fence, is a row of old warehouses.

Fairfax Village

Fairfax Village is located adjacent to and southwest of Belvoir Village. Fairfax Village consists of 148 units of three-bedroom Capehart housing built in 1960. These units are located along Forney Loop, Tower Road, Marshall Road, and Pope Road. Houses on the outer portions of Forney Loop back to woods. The Belvoir and Potomac View Self-Guided Trail starts at the intersection of Marshall Road and Forney Loop. The ruins of the original Belvoir manor house and the Fairfax family cemetery, which are listed on the National Register of Historic Places, are located to the southeast of Fairfax Village. This resource is part of the Fort Belvoir Historic District, but the houses in Fairfax Village are not.

Dogue Creek Village

Dogue Creek Village was built in 1956 and is located on the eastern side of Fort Belvoir along the confluence of Dogue Creek and the Potomac River. The houses are located along Harlow Road, Fenner Road, Maloney Road, and Moyer Road. There are approximately five to seven units in each of the 45 buildings. Each unit originally consisted of two- and three-bedroom units. A three-phase, \$15 million renovation of Dogue Creek Village was completed in January 2003. During the renovation, the units were completely remodeled, additional bedrooms and bathrooms are added to the units, kitchens were enlarged, and all appliances were updated. In addition, as each unit was renovated the units were converted from heating oil to natural gas. Twelve of the units have been renovated to meet Americans with Disabilities Act standards. These units are equipped with ramps with railing, widened doorways, lowered kitchen cabinets and counter tops, lowered light switches, and bathrooms installed with hand bars and rails for bath tubs, lowered sinks, and slanted mirrors. Houses on the outer perimeter of Dogue Creek Village back to wooded areas.

River Village

River Village is located north of Dogue Creek Village, adjacent to Fort Belvoir's Dogue Creek Marina, and southwest of Route 235. The village consists of 188 Capehart-era duplex housing units built in 1960. The units are located along Hudson Road, Potomac Loop, Shenandoah Road, York Road, Rappahanock Road, James Road, and Delaware Road. There is a thin line of woods on the northwestern and northeastern edges of the village. There are two playgrounds in the village, but otherwise there is little open space outside of the yards. Dogue Creek can be seen from the homes on the southern side of the village.

George Washington Village

George Washington Village is located east of River Village. The village consists of 244 Capehart-era, three-bedroom units built in the 1960s. The houses are located on Soldier Road, Miller Road, Farmer Road, and Statesman Road. The village is completely surrounded by woods and a few small streams run through the village. There are a few playgrounds in the village and there are small areas of open space within and around the village.

Colyer Village

Colyer Village is one of the smaller villages and is located southeast of George Washington Village. There are two types of housing within Colyer Village. The first type is Capehart-Wherry-era rowhouse buildings built in 1950, 1956, and 1960 that are made up of two- and three-bedroom units on Peterson Loop. There are also four Wherry-era brick apartment-style buildings with multiple units per building. These units have full basements and detached storage sheds behind the units. There is a playground in the middle of the village, but otherwise there is little open space outside of the yards.

Rossell Village

Rossell Village is located in the southeast corner of the post, north of Belvoir Village and southeast of the Parade Ground. This village consists of 30 brick buildings containing 60 three- and four-bedroom duplex units along Fires Place, Rossell Loop, Caldwell Place, Presnell Place, and Lacy Place. The housing units were built in 1947 and 1948, originally as apartment-style buildings that were later converted into duplexes. Rossell Village is not currently included in Fort Belvoir's Historic District, but a survey in 2000 evaluated these buildings and recommended them as eligible for listing on the National Register as contributing elements to an expanded Historic District (see Section 4.8). There is a playground and a basketball court along Rossell Road and areas of open space in the center of Rossell Loop. Wooded areas surround the village. Houses on the southeastern portion of the village back directly to woods and very steep slopes. A few small creeks run up to and through the village.

Jadwin Village

Jadwin Village is located between Dogue Creek Village and Rossell Village in the southeastern corner of the post. Jadwin Village consists of two types of housing units located along 21st Street and Jadwin Loop. Twenty of the units, built in 1920-21, are three- and four-bedroom frame Craftsman-style houses that were originally intended to serve as temporary houses for troops returning from World War I (WWI).

The remaining 25 units were built in 1940 and consist of five brick buildings with five three-bedroom townhouse units in each building. Each unit has a full basement and a detached

garage/storage area behind the unit. In the middle of the village is an open area with a playground and basketball court. The Craftsman-style frame houses along 21st Street are currently included within Fort Belvoir's Historic District. Recent architectural surveys have recommended the other buildings on Jadwin Loop as eligible for listing on the National Register as contributing elements to an expanded Historic District (see Section 4.8).

Park Village

Park Village consists of fourteen 1920-21 frame, Craftsman-style three-bedroom houses along Harrington Drive and Snow Loop, which are very similar to the frame units in Jadwin Loop.

In all, there are 21 wood buildings in Park Village, on part of Jadwin Loop and along 21st Street, which are often collectively referred to as the "T-400 area" or "T-400" buildings (where "T" indicated "temporary" units). There are two building designs represented, the "L" shape and the "T" shape buildings. They originally stretched in a continuous row from the entrance to Rossell Village on 21st Street, around Jadwin Loop and finishing in Park Village. In 1940, the frame houses along the south side of the central green in Jadwin Village were replaced with brick row houses; others were removed over the years. Recent architectural surveys have recommended all of the T-400 buildings in Jadwin and Park Villages as eligible for listing on the National Register as contributing elements to an expanded Historic District (see Section 4.8).

Parcel Proposed for New South Post Village

The "swing housing" parcel proposed for development under the CDMP as New South Post Village is made up of three distinct subparcels. The largest is the northern subparcel, a U-shaped area of currently undeveloped land bounded by the golf course on the north, Gunston Road on the west, 12th Street on the south, and Belvoir Road on the east. The majority of the western third of the subparcel is cleared with well-maintained lawns. The central third of the subparcel is heavily wooded, while the eastern third is lightly wooded and has a walking trail. There are currently four entrances to the northern subparcel: one from 9th Street, one from Gunston Road, and two from 12th Street. Several buildings are located on the northern subparcel: Building 1029 (Comcast satellite dishes and utility building), Building 1021 (storage building for sports field maintenance), and Building 1022 (transformer). The northern subparcel is otherwise undeveloped, with the exception of two small parking areas and walking trails.

The middle subparcel is adjacent to the northern parcel on the southeastern side across 12th Street and is mostly behind the former Barden School at the intersection of 12th Street and Belvoir Road. The north side of the parcel runs from Belvoir Road to Farrel Road. There are currently no structures on this parcel. Access is through Belvoir Road and 12th Street. The southern parcel is south of the former Barden School and extends south along Belvoir to just before 16th Street. Access to this parcel is through Belvoir Road and 12th Street. One structure is located on the southern parcel, Building 1001 (Army Community Services). In addition, a skateboard park and roller skating rink are located on the southern parcel.

Around 1918, the northern subparcel contained what appear to have been warehouses on the western portion and troop barracks on the eastern portion. During World War II (WWII), the central portion was used as a search light training range, while the western

portion contained a motor pool and more troop barracks, which were demolished sometime during the 1970s. The central portion of the northern sub-parcel was cleared in 1918 and some concrete building foundations remain in this area. The eastern portion appears to have been undeveloped since the structures shown there on 1918 drawings were demolished. During the WWII era, the middle subparcel near Barden School was the site of a theater, while Building 1001 on the southern subparcel was a mess hall until it was converted to administrative purposes after the end of the Vietnam War (Environmental Baseline Survey for RCI Properties at Fort Belvoir, May 2003).

2.2.1.3 Development Strategy for Existing and New Housing Villages

Fort Belvoir and its selected RCI partner have considered numerous options in developing the CDMP. These options considered various alternatives to implement the proposed action. During the first 8 years after implementation of the CDMP, FBRC would demolish approximately 1,630 housing units, construct approximately 1,630 new housing units, rehabilitate 170 historic housing units and maintain 270 recently renovated housing units as-is. Implementation of the CDMP would require that FBRC operate and maintain all family housing for a period of 50 years as well as construct, operate, and maintain the ancillary supporting facilities.

The development plan has several sets of options for family housing units:

- Demolition: Most units would be removed completely. Units would be selected and prioritized for demolition based on location, condition, and livability. Selected units will be removed and not replaced, to provide village restructuring opportunities and new amenities.
- Replacement: Most of the demolished units would be replaced as either:
 - Infill/existing: Build replacement-housing unit within an existing housing area.
 - Replacement/vacant land: Build replacement-housing unit on the currently unoccupied “swing space” parcel.
 - Replacement/existing: Build replacement-housing unit on an existing/occupied-housing site.
- Rehabilitation: All the retained historic houses would be rehabilitated and maintained comparably to private-sector rental properties over the life of the program. The interiors of the historic homes will be modified and updated to gain the best functional use of the available interior space, in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and Guidelines for the Treatment of Cultural Landscapes* (Secretary of the Interior’s Treatment Standards) and with the terms of an agreement document with the Virginia SHPO.

With the exception of the 155 historic buildings (170 housing units and 11 garages) that have been determined to be suitable for rehabilitation and the 270 housing units that were recently renovated at Dogue Creek Village, all the existing housing units at Fort Belvoir have exceeded their useful life and cannot offer residents comfortable, functional housing that is comparable with homes in the local housing market. In all, 73.5 percent (155 of 211) of

the historic buildings will be rehabilitated. Two of these historic homes (L-shaped Craftsman-style houses in Park Village) were considered for demolition, but will be retained and rehabilitated to preserve examples of this housing style on Fort Belvoir. Another 56 historic buildings (86 housing units) have been determined to be inappropriate for rehabilitation, based on their condition and siting constraints, and are proposed for demolition.

Changes in Housing Size and Type

During the 8-year period covered by this EA, all of these obsolete houses will be torn down and replaced by new homes with modern features and high-quality materials and amenities that meet or exceed military and market standards. The replacement housing will be a mix of approximately 59 percent detached single-family residences and 41 percent duplexes/townhouses.

New housing units will be larger than current standards for military housing. House sizes will range from 3-bedrooms through 5-bedrooms to accommodate the families' needs. The total number of bedrooms in Fort Belvoir family housing will increase from 6,136 to 7,256 (5,856 bedrooms in the rebuilt 1,630 units, 552 bedrooms in rehabilitated historic homes, and 848 existing bedrooms in Dogue Creek Village).

At the end of the project, 16 percent of housing units would be for officers and 84 percent would be for enlisted (compared to 15 percent and 85 percent currently).

All homes will have separate laundry rooms or laundry closets and generous interior and exterior storage to accommodate the special storage needs of mobile military families. Inadequate storage space is one of the key needs that emerged from interactions with residents during the initial planning process. In most cases, two-car garages will be provided and placed behind the house, to create streetscapes that encourage pedestrian usage while still allowing direct access to the kitchen areas from the garage.

Five percent of the homes have been designed to comply with handicap accessibility requirements under the Uniform Federal Accessibility Standards. These homes will be interspersed throughout each village, with placement in the flatter areas of the site.

The following is an overview of the proposed development strategy for each of the housing villages. The CDMP Development Brief in Appendix A provides additional information.

The project is currently at the conceptual stage of site planning. Field surveys and engineering have yet to be initiated (and cannot be until after the CDMP is approved and funds are authorized) and it is likely that some home sites will need to be removed or rearranged in the final site planning process, to avoid impacts or resolve engineering issues. Therefore, the conceptual site plans illustrated at the end of this section show the maximum ("up to") number of homes (home sites), given the known site constraints, that realistically could be built on each individual parcel (except for Dogue Creek and River Village, which are not planned for redevelopment at this time). This approach allows for a reasonable "worst case" evaluation of potential construction impacts on each parcel.

However, Fort Belvoir's family housing inventory at the end of the initial development period will not exceed 2,070 homes, even though the "up to" numbers in the following new

village descriptions and home sites shown on the conceptual site plans would total more than that. Final site planning will remove excess home sites.

North Post Villages

Lewis Heights Village

All of the current apartment buildings in Lewis Heights will be demolished and up to 300 homes for JNCOs, JENLs and Senior Non-Commissioned Officers (SNCOs) will be constructed in adjacent and distinct areas. The new road structure in Lewis Heights is inspired by the existing road layout and features a radial plan, centered on a neighborhood center within a formal green, lined with attached and detached single-family homes. Two roads radiate out from this central space, creating one linear park in the southeast direction, and one to the northeast, containing a small formal tree-lined space that transition to a large recreation and play space beyond. Oriented toward Woodlawn Plantation, and reflecting the gardens on the other side, another neighborhood green space acts to create a verdant open connection between this important off-post historic resource and the homes of Lewis Heights.

Woodlawn Village

The largest family housing area at Fort Belvoir, Woodlawn Village, will be the setting of up to 410 new homes for JENLs/JNCOs and SNCOs. As in other villages, JNCO and JENL neighborhoods will be distinct but adjacent to SNCOs. Located at the eastern edge of the Jackson Abbott Wetland Refuge, the existing perimeter road will be entirely preserved and will be addressed in the proposed neighborhood plan as an edge that allows all of the residents an access to the fabulous natural views across this preserve.

At Woodlawn Village's center is a large park, serving as a community gathering and recreation space complete with a Neighborhood Center. This space will also provide natural planted areas – bio-swales – for storm water recharge. The residential blocks are designed to link the central park and the perimeter road edge with a series of small parkways. These open roadways will create a continuous visual relationship between these two types of green spaces. Woodlawn Village will be made up of mostly single-family houses, with a series of town homes and duplexes along the village center and some of the parkways, to provide architectural accent and spatial enclosure.

Note: Fort Belvoir currently allows the Woodlawn Little League nonexclusive use of the installation's McNaughton baseball fields located in Woodlawn Village, under a no-cost license issued by USACE. The Army is actively considering transferring this land (approximately 10 acres) to Fairfax County, perhaps in exchange for other County land. In that event, the preliminary siting of roads and housing within Woodlawn Village (Figure 2-10) could be reconfigured somewhat, but would still be within the existing ring road. The housing units shown on the location of the existing baseball fields would be accommodated within the "up to" numbers shown for Woodlawn or other villages (Hesler, personal communication, July 2003).

South Post Villages

Historic designations, steep terrain, drainage swales, wetlands, water views and tree saves are among the many factors, both natural and man-made, that make the villages on the South Post both distinctive and challenging to redevelop. In the past, these factors also

resulted in villages that developed in partial isolation from one another and the community facilities of the Post.

Responding to this legacy and the challenges offered by the sites, the new South Post villages will be linked by an existing roadway network and a common organizational strategy centered on the Village Green and the existing South Post Town Center. Layout of each of the South Post Villages will be oriented towards its view of the natural forested swales, Dogue Creek, or the green spaces of Fort Belvoir's Historic District.

One of the elements that give Fort Belvoir its sense of place and character is the buildings that make up the Fort Belvoir Historic District. The overall vision for utilizing the historic housing resources at Fort Belvoir is to retain all of the units in Belvoir, Gerber and Jadwin Villages that contribute to the original 1930's Colonial Revival Plan for the development of the post. This was the primary development period of the Historic District, and any development within these neighborhoods will be undertaken so as to retain the Colonial Revival character of the Villages. In addition, the most visible row of 1920-21 housing and two houses in Park Village will be retained, as a vestige of Camp Humphreys. Primary public spaces will remain.

Belvoir Village

The senior officer houses in Belvoir Village are contributing buildings to Fort Belvoir's Historic District. All of these houses will be retained and rehabilitated in accordance with the Secretary of the Interior's Treatment Standards and other applicable regulations and guidance, and as stipulated in the agreement document that the Army is developing with the Virginia SHPO and other consulting parties.

These units will require interior rehabilitation, repairing and upgrading mechanical, electrical and plumbing systems, the energy envelope, kitchens, bathrooms and closets. New detached, two-car garages will be added to the side and rear of all housing units in Belvoir Village, which are presently without them, providing both covered parking and storage. Other exterior rehabilitation work will include maintenance on painted surfaces, roofs, masonry and windows, with possible replacement of some windows (see section 4.8.2.2).

Landscaping will be maintained and upgraded on an ongoing basis, consistent with the historic landscape of the Village. The bucolic central green that helps to define the already distinctive character of Belvoir Village will be maintained.

Up to five new, infill homes will be constructed on available home sites at the entry to Belvoir Village, maintaining the original spacing, sitting and character of Belvoir Village. The infill houses will be designed to be compatible with the historic houses in the Village, utilizing similar style, massing and materials, but will still be readily identifiable as different than the historic units (see section 4.8.2.2 for details).

Gerber Village

All of the houses in Gerber Village are part of Fort Belvoir's Historic District and will be retained and rehabilitated in accordance with the Secretary of the Interior's Treatment Standards and other applicable regulations and guidance, and as stipulated in the agreement document being developed among the Army, the Virginia SHPO and other consulting

parties. These units will require interior rehabilitation, repairing and upgrading mechanical, electrical and plumbing systems, the energy envelope, kitchens, bathrooms and closets.

The smaller Gerber Village houses will be enlarged. Additions will be constructed to the rear of the houses, preserving the existing view of the house fronts. New, detached, two-car garages will be added (across the alley) to all units in Gerber Village, or existing garages will be expanded to two-car garages, to provide both covered parking and much-needed storage space. Other exterior rehabilitation work will include maintenance on painted surfaces, roofs, masonry and windows, with possible replacement of some windows.

Up to five new infill housing units will be constructed on available home sites, maintaining the original spacing, siting and character of Gerber Village. The infill houses will be designed to be compatible with the historic houses in the Village, utilizing similar style, massing and materials, but readily identifiable as different than the historic units (see section 4.8.2.2).

Landscaping will be maintained and upgraded on an ongoing basis, consistent with the historic landscape of the Village.

Jadwin Village

The 25 brick row houses and detached garages built in 1939-1940 on the south side of Jadwin Loop will be retained and rehabilitated.

The 1920s frame houses on the north side of Jadwin Loop are proposed for demolition due to their condition and siting (see section 4.8.2.2 for a discussion of demolition). Up to 30 new row houses (six buildings), of a similar scale and style to those built in 1940, will be constructed to replace them. This will “complete the loop” and fulfill the 1930’s development concept for Jadwin Loop. Two garage spaces will be provided for each housing unit in detached multi-car garages, similar to the existing 1939 garages. The size and placement of the loop road and village green will be modified slightly, to allow the new buildings to be placed farther from the edge of the cliff than the existing frame houses are.

The intact row of six, “T”-shaped, 1920s Craftsman-style frame houses on 21st Street between Jadwin and Rossell Villages (considered as part of Jadwin Village for the purposes of this document) will be retained and rehabilitated. The aluminum siding on these houses will be replaced to be more in keeping with the original, and some other period details will be restored. The houses will be enlarged, to provide more living and storage space, and similar rehabilitation work to that described for Belvoir and Gerber Villages will be undertaken.

Park Village

It is proposed that two of the L-shaped, 1920s Craftsman-style houses in Park Village will be retained and rehabilitated in the same manner as the T-shaped houses on 21st Street, as examples of a previously-abundant housing type on Fort Belvoir. The other frame T- and L-shaped houses in Park Village will be demolished and replaced. (See Section 4.8.2.2 for a discussion of demolition.) The frame houses that are retained will have the aluminum siding replaced to be more in keeping with the original. Some other period details will be restored.

New replacement housing will be constructed in a compatible craftsman or bungalow style, evocative of the 1920’s Camp Humphreys era. By incorporating a small adjacent and

currently vacant lot into the village, the street will be extended into a loop, similar to other Villages in Fort Belvoir.

Fairfax Village

All of the existing housing units in Fairfax Village will be demolished and replaced with new units. New Fairfax Village is designed to provide residences for up to 90 officers and their families and 30 SNCOs and their families. The site plan utilizes the existing roadway network where possible, including a southern connection between Belvoir and Fairfax Villages, enhancing the roadway network to create an inviting village green. A Neighborhood Center serving both villages will be placed at the head of this green, opposite the Belvoir Village connection.

Dogue Creek Village

Because Dogue Creek Village has recently been renovated, the partnership will simply maintain and operate these units throughout the eight-year Initial Development period addressed by this EA and for an undefined period thereafter. Future planning contemplates replacing the 270 units in Dogue Creek Village during the out years, but the details have not yet been determined and are outside the scope of this proposed action.

River Village

By the end of the Initial Development Period, River Village will be depopulated and all of the 188 existing housing units will be abated and demolished, down to the foundations and slabs of the houses. All streets and utilities, including underground and overhead electric lines, and all trees currently on the site will remain. The site will be graded to prevent ponding of water. This parcel of land will continue to be part of FBRC's leased land and will be reserved for possible future housing requirements, which are outside the scope of this proposed action. (Dogue Creek Marina, which is adjacent to River Village, will not be included in the 50-year ground lease to FBRC. Fort Belvoir will continue to operate the Marina.)

George Washington Village

All of the existing housing units in George Washington Village will be demolished and replaced by up to 210 new homes for JENLs, JNCOs and SNCOs. To the extent possible, the new village layout will be reoriented to take advantage of the nearby waterfront. A new George Washington Village Green will provide views of the water. Additional greens, some lined by homes for JNCOs and JENLs, others for SNCOs, will allow more residents to share in views of the Creek.

Colyer Village

New Colyer Village will be composed of up to 80 homes for SNCOs. The new entrance to this village will be created around a neighborhood green with homes fronting along its length. Colyer Village will be designed to follow, where reasonable, the existing road layouts in order to preserve tree canopy and minimize grading. The village provides an intimate community green allowing for tot lots and informal recreation space.

Rossell Village

All of the brick duplexes in Rossell Village are proposed for demolition due to the layout and siting of the buildings and will be replaced with new housing. (See Section 4.8.2.2 for a discussion of demolition.) New Rossell Village will provide up to 75 homes for Company

and Field Grade officers. Rossell Village will be designed to follow as much as possible the existing curvilinear road layouts to retain the village character and to preserve tree canopy and minimize grading. The village will provide several small community greens allowing for tot lots and informal recreation space.

New South Post Village

FBRC will construct a new village, on land that was previously developed at various times in Fort Belvoir's history, but has been largely vacant for many years. The new village will provide "swing" space to accommodate families while existing villages are being rehabilitated or replaced; will provide additional land to replace existing apartments and other multifamily units with a mix of larger, single-family, duplex and townhouses; and will allow the existing villages to be redesigned to add common-use green space, appropriate stormwater management facilities, and community centers.

The 77-acre parcel that Fort Belvoir has identified for this purpose will be developed as one neighborhood that will wrap around an area of existing post-wide community services (including Belvoir Chapel, a child development center, a physical fitness facility and the Post library), to become what the CDMP refers to as the "South Post Village Center."

The first and larger portion of this neighborhood will be bordered by Gunston and Belvoir Roads, the golf course to the north, and 12th Street to the south, and will become the South Post's "Main Street." In keeping with its "in-town" location, where essential services and administrative areas of the Post will be within easy walking distance, this neighborhood will be made up primarily of town homes and duplexes. This area of the New South Post Village will mostly provide housing, in distinct areas, for the families of JENLs, JNCOs and SNCOs.

The town center strategy includes the creation of a "Main Street" along the current 12th Street. The RCI leasing office will be located here, as well as a unique housing type of housing, the live-work unit. Up to 25 live/work units for Company Grade Officers and Senior Enlisted Officers will be located above a ground-floor space that will be available for retail or service opportunities (such as coffee shops, video rental stores, tax preparation services, etc), which will be available for lease as the South Post's Main Street expands. FBRC will work with the Army and Air Force Exchange Service (AAFES), which has first right of refusal for leasing or licensing operations on the installation, to fill these facilities.

To the southeast and across a realigned Belvoir Road, New South Post Village completes the Fort Belvoir core ensemble. Large townhouses for Company Grade and Field Grade Officers will be built along the eastern edge of Belvoir Road, facing the South Post's main recreation green. This neighborhood is designed to integrate the continuing education opportunities provided at the adjacent Barden Education Center and the recreational amenity of the existing Youth Center as it completes the South Post's Main Street.

The New South Post Village will accommodate a total of up to 410 homes, with approximately 80 percent designated for JENLs/JNCOs and SNCOs in one area and around 20 percent designated for Company-Grade and Field Grade Officers, in another.

Ancillary Support Facilities

Welcome Center

A three-story Welcome Center will be located at the corner of 12th Street and Gunston Road, within the proposed New South Post Village. The primary purpose of the Welcome Center is to introduce military service members and their families who are moving to Fort Belvoir to the family housing areas and all the Post facilities, along with a full orientation to their new quarters. The second and third stories will provide office space for FBRC development and property management personnel.

Recreation

On a 5-acre parcel just south of the New South Post Village and across 12th Street from the existing Belvoir Chapel, FBRC will build a new, state-of-the-art Recreation Center for Fort Belvoir residents and other eligible personnel. The new facility it will be built, equipped, and maintained by FBRC, but staffed by Army MWR. It is expected to include features such as:

- Indoor pool
- Fitness center/weight room
- Aerobics rooms
- Basketball courts
- Tennis courts
- Men's & Women's locker rooms
- Meeting/Activity Rooms

In addition, five new Neighborhood Centers will be built within the Lewis Heights, Woodlawn, Fairfax, George Washington and New South Post Villages at Fort Belvoir (see individual figures for those villages). Each Neighborhood Center will include features such as:

- Great room with attached kitchen for meetings/programs
- Breakout /meeting rooms for smaller groups
- Computer learning center
- Property Management Office
- Fitness room
- Tool loaner room
- Self-Help Center

The following new or improved existing outdoor recreational amenities are planned:

- New tot lots (41)
- Small, medium, and large baseball fields (3) and soccer fields (4)
- Tennis courts (8)
- Basketball courts (8)
- Volleyball courts (6)
- Picnic shelters (14)
- Dog parks (2)
- Outdoor fitness courses (2)

These facilities will be located within the village footprints, as shown in the figures at the end of this section, although the type of facility at each location within the footprint is not final. New fitness courses and playing fields will be constructed around existing and new neighborhood and community centers.

In addition, the existing skateboard park and outdoor roller-blade rink that will be removed when Building 1001 is demolished will be replaced behind the new Recreation Center (where the site plan shows basketball courts).

A new baseball field is planned, on the open area to the south of the proposed Recreation Center and existing track, to replace the ballfield that would be removed to build the Recreation Center. (This is the only planned recreational facility outside the proposed housing footprint.)

Property Management and Maintenance Space

In addition to the parcels provided in the 50-year ground lease, property management and maintenance operations will occupy about 40,000 square feet of existing indoor space and 20,000 square feet of outdoor space, on a previously disturbed and mostly paved site of approximately 3.5 acres that includes the current RCI Office (Building 766) and attached warehouse space.

Four other buildings (1108, 1126, 1144 and 1436) that are currently used by Dyncorp, Fort Belvoir's post-wide maintenance contractor, will be made available to FBRC for similar use as housing maintenance facilities. These buildings are located in areas currently designated for Supply, Storage and Maintenance land use.

Fort Belvoir will grant a separate lease to FBRC for the use of these buildings and the Building 776 parcel, which would be revocable if the Army has a future need for the buildings or land, instead of transferring them along with the housing units or including them in the 50-year ground lease.

The planned use of these buildings is:

Building 766 (RCI Office building and warehouse): Offices for the FBRC development, construction and neighborhood property management teams. The remaining warehouse space will be used to store maintenance supplies (screens, doors, plumbing parts) and golf carts.

Building 1108 (existing Self-Help Center): This will become the Gardening Self-Help Center for residents, providing plants and tools, and will continue to store lawnmowers (as it does currently), snow removal equipment and (non-hazardous) snow removal supplies. FBRC's landscaping subcontractor may use this building for short-term storage of landscaping supplies and materials during ongoing landscaping projects (but not for pesticide storage).

Building 1126: This building will be converted to become the new Self-Help Center and Loaner Tools area for residents. Small quantities of paint and paint supplies will be stored in HazMat cabinets. This is the only building where hazardous materials will be stored. It also will continue to store appliances, HVAC parts, and appliance parts as it currently does.

Building 1144: This building will be used to store supplies like screens, doors, lumber, sheet-rock and appliances. The building has no heat or A/C, so there will be no storage of

supplies that could be affected by heat or cold. No physical alterations are planned for this NRHP-eligible warehouse building.

Building 1434: This building will be used to store additional supplies not stored in other buildings and will provide overflow space for storage of office records.

Temporary Construction Support Sites

During village rehabilitation, or demolition and reconstruction, construction trailers and routine construction lay-down areas will be located on disturbed areas within each village where work is being done.

In addition, a central location is needed for Clark Realty Builders' (CRB) office trailer compound, which will include parking and interconnected trailers for project management, field supervision and subcontractors. During construction, the fenced and partially paved portion of the 3.5-acre site that includes the current RCI Office (Building 766) will be made available for this purpose (Figure 2-1). This area is currently designated and used for Supply, Storage and Maintenance.

This site will also house the construction lumber storage yard. Pending a cost-benefit analysis, the existing warehouse portion of Building 766 also may house an indoor wall panel assembly operation. The lumberyard will greatly reduce the frequency of lumber supply truck trips to and from the post. The indoor panel assembly operation would allow construction of wall panels in a single location, sheltered from the weather. Completed panels could be stored onsite until needed and transported to the building sites, reducing the number of supply truck trips and the number of carpenters (and their cars) required at each housing construction site.

Other construction support facilities will be located on two previously disturbed, mostly cleared and partially paved, areas of approximately 4 acres at Theote Road and Warren Roads (Figure 2-1). These land areas are currently designated for Outdoor Recreation land use, but are not actively used as such.

The northern half of this site is tentatively proposed will be used (pending a cost-benefit analysis) for a stone crushing operation and a concrete batch plant. The stone crusher site would be used to store broken-up concrete foundations, curbs and gutters and similar construction debris and to recycle it for road-building materials. The stone crusher would operate intermittently as needed, mostly toward the end of the demolition portion of the construction period for each village. The stone crushing operation will reduce the amount of debris that would otherwise go to an off-post construction debris landfill and will reduce truck traffic hauling debris off-post and bringing road-building materials on-post. An onsite concrete plant would further reduce daily truck traffic through the gates of the post.

The southern half of this site will be used for large equipment storage, during periods of inactivity that are not long enough to justify moving equipment off and back onto the post. The area will be fenced and screened with a dirt or stone base.

Fort Belvoir will grant a limited term lease to FBRC for the use of these construction support sites, instead of including them in the 50-year RCI ground lease. They will only be used during the construction phase.

2.2.1.4 Conveyance

All existing family housing units would be conveyed to FBRC. The Army would convey this property with encumbrances, notices, and requirements obligating FBRC to certain actions. As appropriate to each structure or group of structures, the deed would identify the presence of asbestos-containing materials, lead-based paint, and radon. The Army also would identify any easements and rights-of-way that might affect use of the conveyed property. These encumbrances would be in the form of covenants in the deed and would be binding on the transferee, as well as any subsequent successors or assigns. Negotiated terms of transfer or conveyance may require FBRC to maintain the status quo of historic buildings or archeological sites, may impose a requirement for consultation with the Virginia SHPO prior to any actions affecting such resources and, at a minimum, are expected to require FBRC to abide by the terms of an agreement document developed with the Virginia SHPO and other consulting parties.

2.2.1.5 Barrier-Free Design

New family housing and ancillary supporting facilities must adhere to the Uniform Federal Accessibility Standards and the Americans with Disabilities Act Accessibility Guidelines promulgated by the Access Board (formerly known as the Architectural and Transportation Barriers Compliance Board) pursuant to the Architectural Barriers Act of 1968, Rehabilitation Act of 1973, and Americans with Disabilities Act of 1990. These standards require that at least 5 percent of new family housing be designed and built to be accessible, or easily modifiable for access, by persons with physical disabilities.

2.2.1.6 Construction standards

Construction standards to be applied to family housing would be determined during negotiations regarding the CDMF and are expected to conform to local community building codes and standards.

2.2.1.7 Operation and Maintenance

FBRC would operate and maintain for 50 years all existing and new family housing units and ancillary supporting facilities, including associated parking lots and sidewalks, in accordance with quality standards established in the CDMF. At the Army's option, the installation may extend the period of operation and maintenance and the leases of land supporting family housing for an additional 25 years.

2.2.1.8 Rental Rates and Payments

The rental rate to be paid by an individual military personnel would not exceed his or her BAH. Fort Belvoir would continue to categorize family housing by grade group (e.g., JENL, JNCO, Senior Non-Commissioned Officers [SNCO], Company-Grade, etc.).

2.2.1.9 Occupancy Guarantee

The Army will not guarantee FBRC a level of occupancy of the housing units. Under special circumstances such as large-scale long-term deployments, military downsizing or potential post closing, the Garrison Commander and Housing Liaison Officer could authorize expansion of eligibility for vacant family housing units to tenants other than service members with dependents in accordance with the "Priority of Assignment for Family

Housing” that appears in the CDMF and in the ground lease, at rental rates of no less than what an eligible service member would be charged. Under such a circumstance, the order of eligibility for Fort Belvoir military family housing would be:

1. Accompanied military personnel assigned or attached for duty at Fort Belvoir.
2. Accompanied military personnel assigned or attached for duty at other military installations within a 50-mile radius of Fort Belvoir.
3. Unaccompanied family members of military personnel.
4. Unaccompanied military personnel (married and single) assigned or attached for duty at Fort Belvoir.
5. Accompanied retired military personnel and spouses or widowed spouses of retired military personnel.
6. Accompanied DOD and Federal Agency civilians (other than designated Key and Essential personnel.)
7. Non-military personnel, non-DOD personnel and non-federal Agency personnel (general public)

2.2.1.10 Regulatory Controls

It is the intent of the development plan to adopt the International One and Two Family Dwelling Code, 1998 Edition by the International Code Council, Inc. with standardized requirements for Building, Plumbing, Mechanical, and Electrical by incorporation of a compilation of data from the following national model codes: Uniform Building Code; Standard Building Code; Building Officials and Code Administrators International, Inc. (BOCA) National Building Code; Standard Plumbing Code; International Building Code; BOCA National Plumbing Code; Uniform Mechanical Code; Standard Mechanical Code; Standard Gas Code; BOCA National Mechanical Code; Code for the Installation of Heat-Producing Appliances; National Electrical Code; applicable National Fire Protection Association (NFPA) codes and standards; applicable Virginia State Codes and Regulations; and applicable federal codes and regulations. Where codes and standards conflict, federal or national codes would be deemed to prevail.

2.2.1.11 Utilities

FBRC will be responsible for all costs of utilities provided to common areas of the project and all vacant units during the entire project period. Further, FBRC will be responsible for all utilities in occupied housing units covered by the project until the units have been rehabilitated or replaced, utility meters (electric, gas, and/or oil) are installed, and a 12-month consumption record has been established. When these three conditions are met in an entire housing area and appropriate notice is provided to the service member occupant, the service member will become responsible for the cost of utilities for their residence, as described below.

The intent of the Army RCI Utility Policy is to encourage energy conservation by service members. After baseline consumption records have been established, an average utility consumption cost will be determined for each housing unit type. The service member will

then receive this amount from his BAH and be responsible for paying utilities. Should the utility costs exceed the service member's identified utility allowance, the service member will be responsible to pay that amount from basic pay. If the utility bill is less than the calculated allowance, the service member retains those funds. The remainder of the service member's BAH will go to FBRC as rent.

FBRC also may install meters to track usage of water and wastewater at individual housing units or may install a master meter at the village entrance. However, in accordance with Army RCI utility policy, it is expected that these utilities will remain a project-level cost.

2.2.1.12 Police and Fire Protection

Fort Belvoir provides its own police and fire protection on a reimbursable basis in the family housing areas.

2.2.1.13 Jurisdiction

Fort Belvoir historically has been an exclusive federal jurisdiction enclave. This means that only federal laws, or state law assimilated into federal law, have been enforced on the installation. For instance, all prosecutions for crimes under federal law, including crimes assimilated from state law, (e.g., shoplifting in the Post Exchange) occur only in federal court. Fort Belvoir will retain exclusive federal legislative jurisdiction.

2.2.1.14 Implementation Commencement

Assuming negotiation and execution of the CDMP by Fort Belvoir and Clark Pinnacle Family Communities is successful and notice to proceed is issued in September 2003, implementation of the CDMP will begin with turnover of the housing units to the partnership in December 2003. Construction and rehabilitation activities will begin in early 2004, with full build-out anticipated by 2012 (8 years).

2.2.2 Siting of New Housing

Fort Belvoir has recognized the need to provide additional land to improve the current housing inventory, both because "swing space" housing is needed to accommodate families moved out of villages as they are redeveloped and because some of the housing villages will contain fewer homes than before they were redeveloped. There are several reasons for this: multi-family apartment buildings are being replaced with a mix of single-family, townhouse, and duplex homes; common "village green" space will be designed into existing neighborhoods in accordance with new urbanism concepts; storm water facilities are needed to appropriately handle storm water runoff in villages where it is not currently being controlled; and neighborhood centers will be provided for the redeveloped communities.

Evaluation of potential sites for additional family housing at Fort Belvoir resulted in identification of one 77-acre "swing space" parcel meeting the criteria described below. To the extent possible, the following siting criteria have been considered in establishing the footprint for the RCI family housing:

- Proximity to existing housing
- Sufficient size
- Physical features

- Compatible land use
- Minimal loss of natural, ecological, and cultural resources
- Military security

2.2.2.1 Proximity to Existing Housing

New family housing and ancillary supporting facilities would be located near existing family housing. From a land use pattern perspective, this approach allows for maintaining consistency in adjacent land uses in larger general areas. It also results in residents being close to existing supporting facilities such as schools, community clubs, the post exchange, the commissary, and auto service stations. Such proximity helps create a sense of “small town” neighborhoods where principal shopping destinations are nearby. Locating new neighborhoods close to existing ones helps to reduce development costs by enabling use of existing utility corridors and other infrastructure. Finally, keeping family housing in or near a generally developed portion of the installation avoids opening undeveloped and environmentally sensitive areas. Risk of potential effects on ecological systems (e.g., wildlife disturbance, habitat fragmentation) are thus decreased.

The site proposed for the new RCI housing area, New South Post Village, is in the South Post core area, within walking distance of essential community services, including retail outlets, credit union, day care center, library and chapel, as well as many administrative areas of the Post. The Commissary and main Post Exchange are located on North Post, which will require driving.

2.2.2.2 Sufficient Size

Lack of adequate acreage for proposed housing could adversely affect an otherwise pleasing atmosphere by creating too high a building density. Allocation of an adequate amount of property would result in a density that strikes an appropriate balance between the residents’ desire for space and an appropriate use of land resources. This criterion also takes into consideration the value of land in a suburban setting. The “swing space” parcel that has been allotted provides sufficient additional space to reconstruct the existing housing inventory with additional amenities, at an acceptable density mix that eliminates apartment-style units.

2.2.2.3 Physical Features

Any new site for family housing must not be located on steep terrain, in areas heavily incised by watercourses, or within any stream buffers, wetland buffers, or floodplains. New South Post Village does not fall below a 100-year floodplain elevation and stream buffers within the parcel are protected by the site design. Approximately one-third of the existing River Village houses, located below elevation 10, are within the existing floodplain based on current FEMA flood elevations. The proposed action is to depopulate and demolish River Village by the end of the initial development period. Floodplains will be an issue of concern for future plans (outside the scope of this action) to redevelop River Village. The site plans avoid building in stream ravines and similar features. (See Section 4.0 for a detailed discussion of physical features and development constraints on the housing village sites.)

2.2.2.4 Compatible Land Use

Family housing parcels must not result in creation of incompatible land uses (e.g., within airfield runway accident potential zones or clear zones, within or near high-noise areas, on contaminated properties, or adjacent to off-post industrial property). None of these factors apply to the proposed New South Post Village in the center of South Post. The site is not within restricted zones for Davison Army Airfield, which is located at the western side of North Post.

2.2.2.5 Minimal Loss of Natural, Ecological, and Cultural Resources

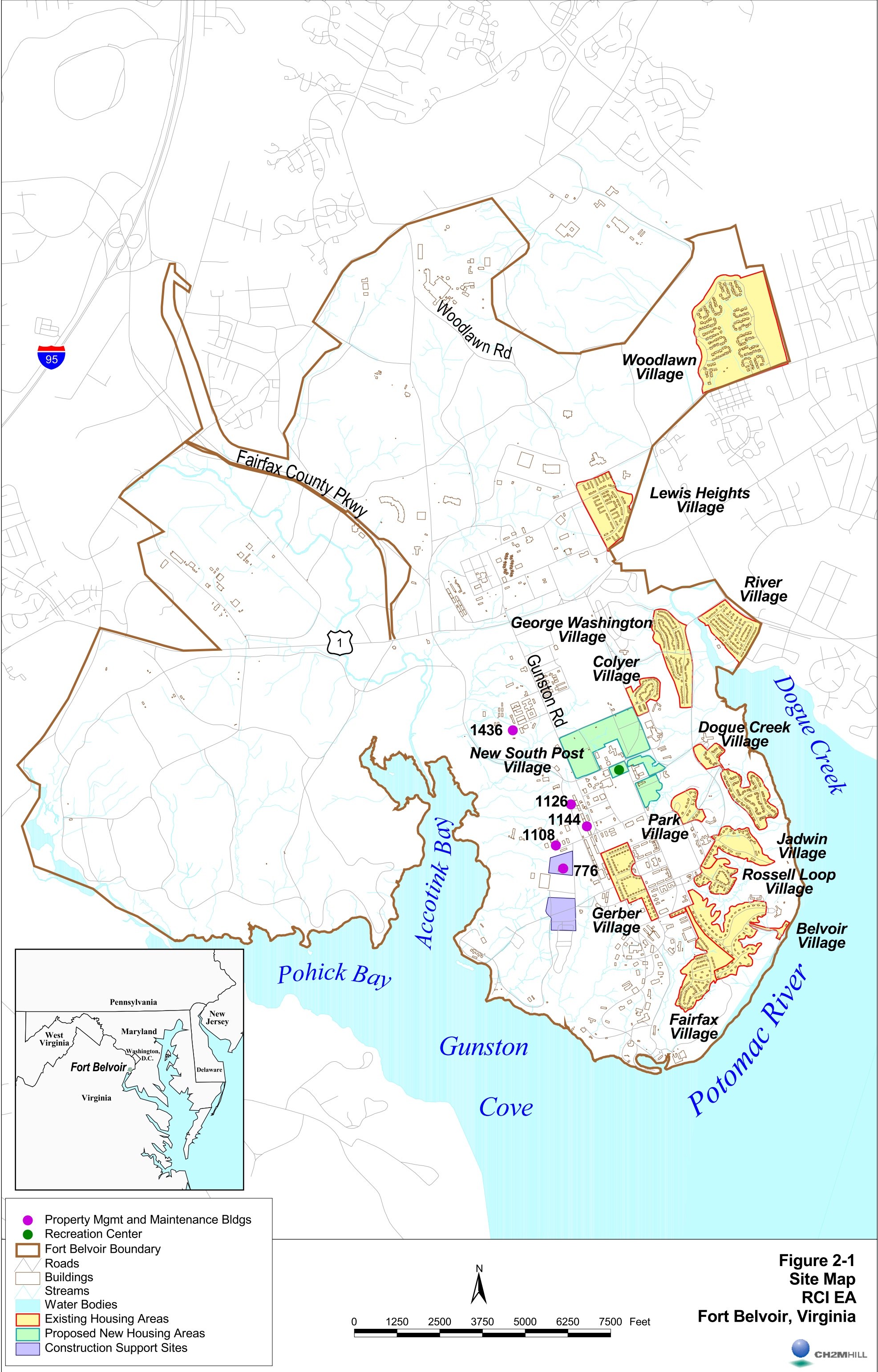
Siting of family housing must minimize the loss of natural, ecological, and cultural resources such as wetlands, listed or sensitive species or their habitat, wildlife species' travel corridors, historic trees of significant value, archaeological sites and structures eligible for listing on the National Register of Historic Places. The potential for loss of sensitive resources has been minimized in selecting the proposed New South Post Village parcel, which was previously developed. (See Section 4.0 for discussions of resources on and near this site.)

2.2.2.6 Military Security






Parcels must be located so as not to enable or encourage residents to interfere with military security requirements or to pose risk of breach of military security. Housing areas should not be located near sites supporting activities to which access is controlled for security reasons. None of these factors apply to the proposed New South Post Village parcel. Force protection requirements for a buffer between parking lots or roads and buildings that hold more than 50 people have been incorporated into the design of the Recreation Center; this requirement does not apply to siting of individual homes.

2.2.2.7 Operational Safety

Parcels should be located away from operational areas to avoid potential safety risks to residents. Parcels for siting of family housing also should not be located so that residents would be required to travel past or through training areas while transiting to off-post locations. None of these factors apply to the proposed New South Post Village parcel.





-  Road edge of pavement
-  Buildings
-  Streams
-  Water Bodies
-  Housing Area

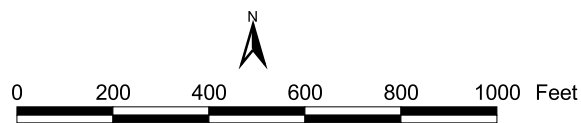


Figure 2-2
Preliminary Site Plan - Belvoir Village
RCI EA
Fort Belvoir, Virginia



- △ Road edge of pavement
- Buildings
- △ Streams
- Water Bodies

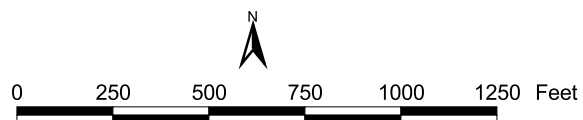
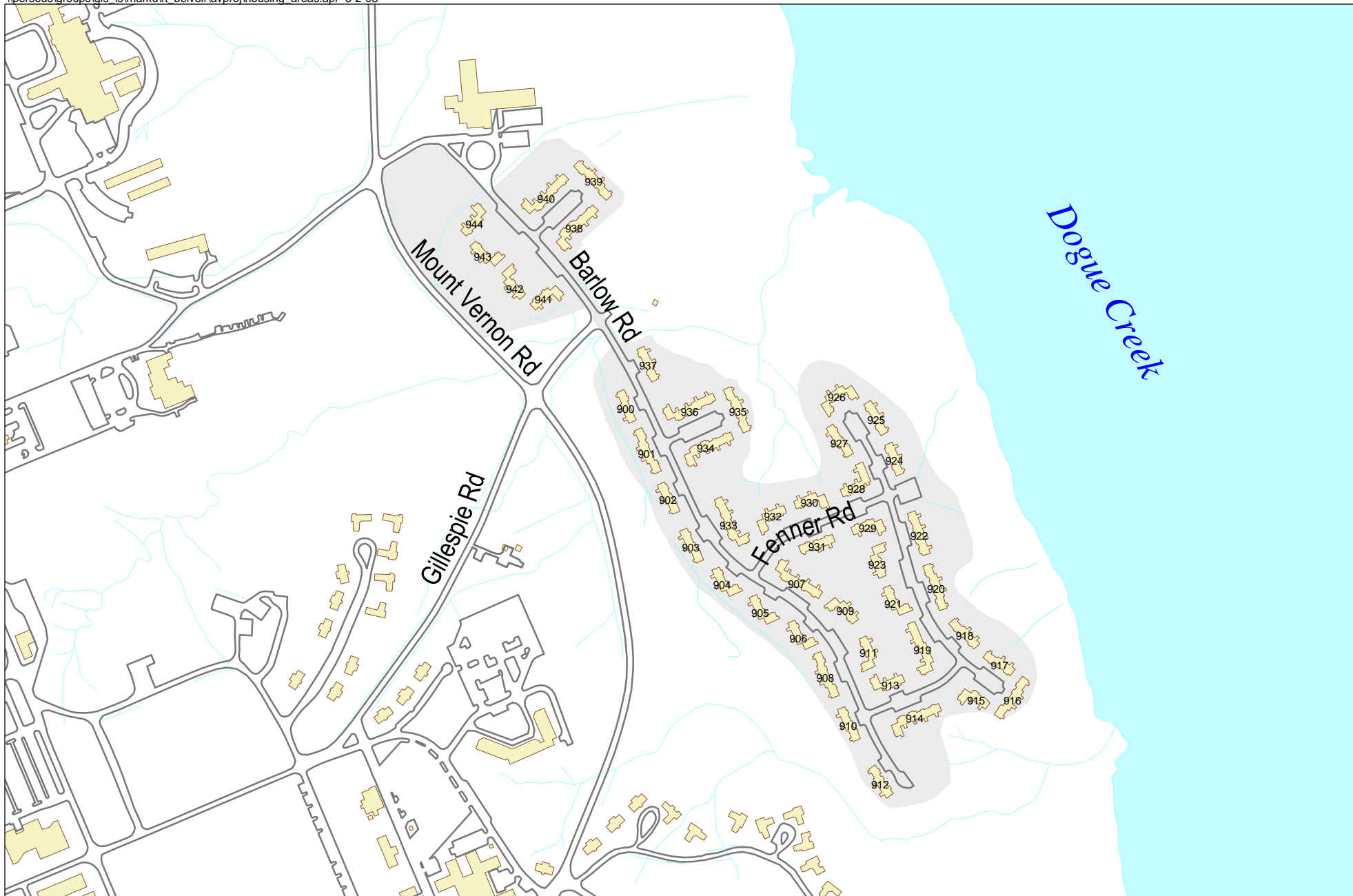


Figure 2-3
Preliminary Site Plan - Fairfax Village
RCI EA
Fort Belvoir, Virginia



- ⚡ Road edge of pavement
- 🏠 Buildings
- 💧 Streams
- 💧 Water Bodies
- 🏡 Housing Area

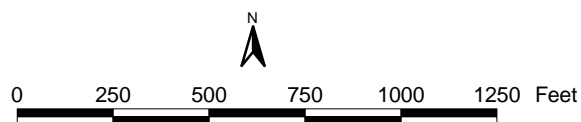





Figure 2-4
Existing Site Layout - Dogue Creek Village
RCI EA
Fort Belvoir, Virginia



-  Road edge of pavement
-  Buildings
-  Streams

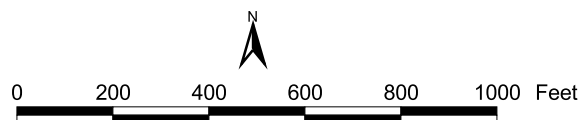
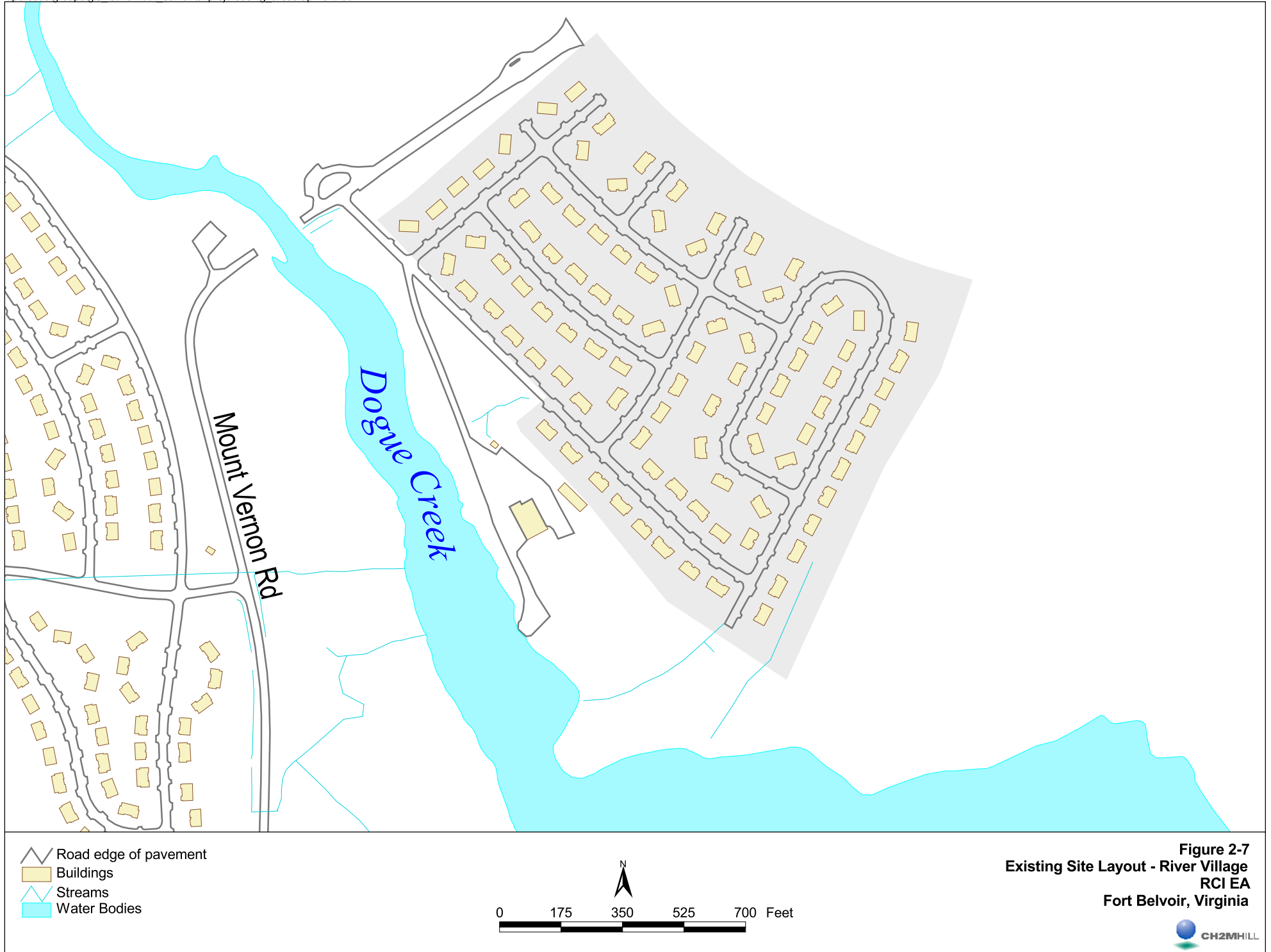
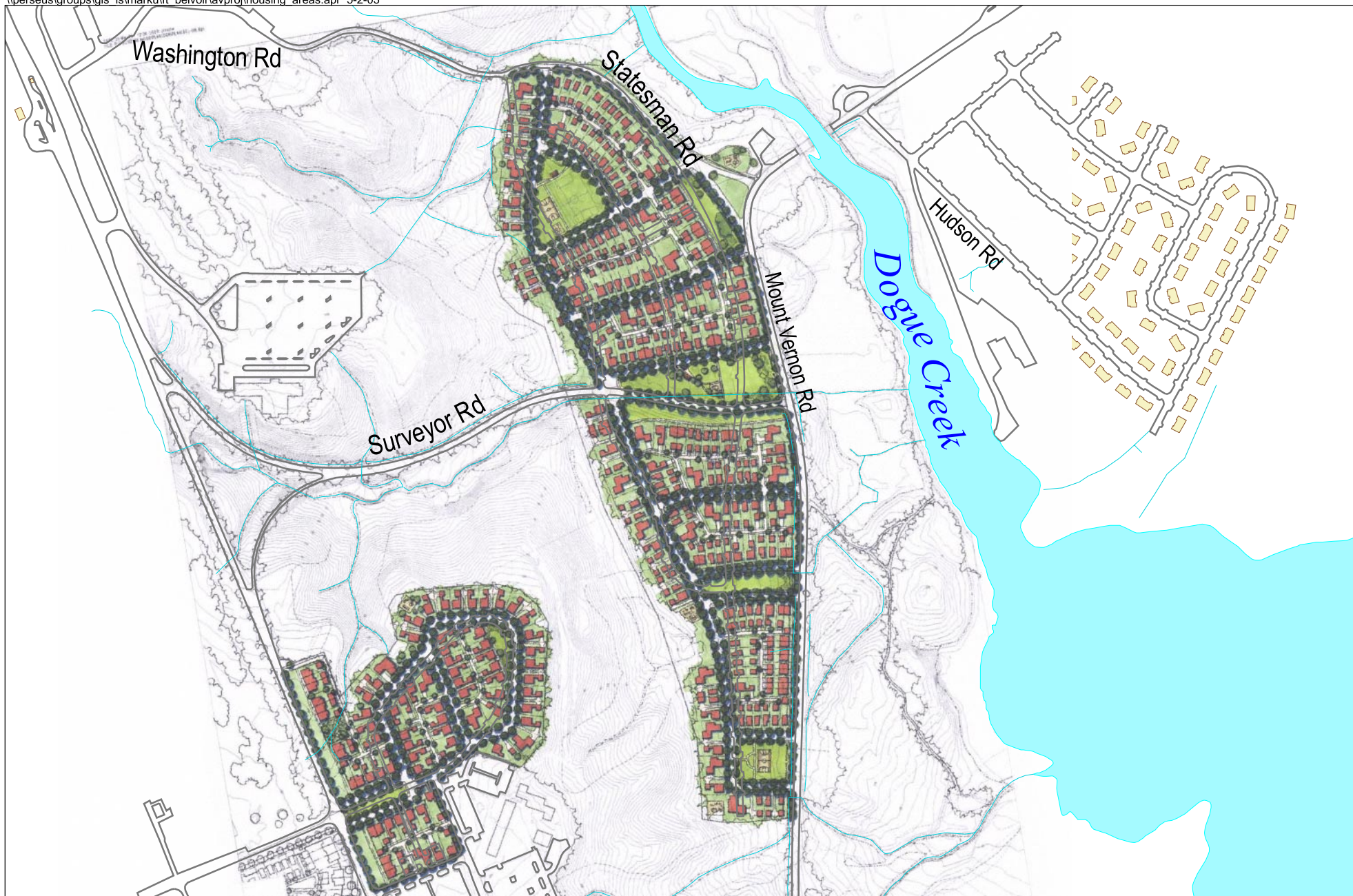


Figure 2-5
Preliminary Site Plan - Gerber Village
RCI EA
Fort Belvoir, Virginia



Figure 2-6
Preliminary Site Plan - Lewis Heights Village
RCI EA
Fort Belvoir, Virginia





- Road edge of pavement
- Streams
- Water Bodies

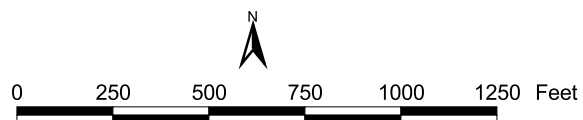


Figure 2-8
Preliminary Site Plan - George Washington Village
RCI EA
Fort Belvoir, Virginia



⚡ Road edge of pavement
⚡ Streams

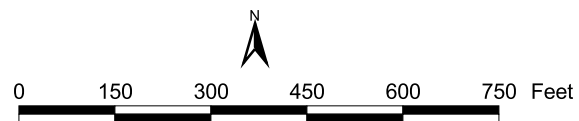


Figure 2-9
Preliminary Site Plan - Colyer Village
RCI EA
Fort Belvoir, Virginia





Streams

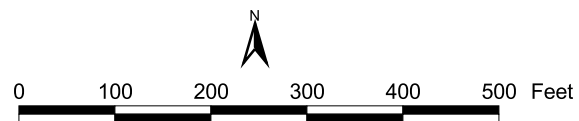


Figure 2-11
Preliminary Site Plan - Rossell Loop Village
RCI EA
Fort Belvoir, Virginia



Streams

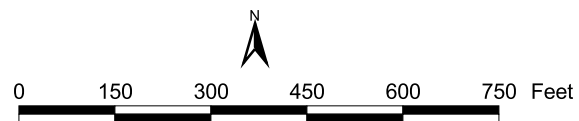


Figure 2-12
Preliminary Site Plan - Jadwin Loop Village
RCI EA
Fort Belvoir, Virginia



Streams

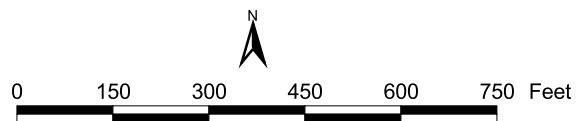


Figure 2-13
Preliminary Site Plan - Park Village
RCI EA
Fort Belvoir, Virginia



- Road edge of pavement
- Buildings
- Streams

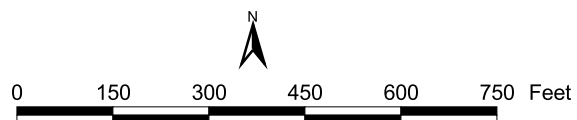


Figure 2-14
Preliminary Site Plan - New South Post Village
RCI EA
Fort Belvoir, Virginia